



**CITY COUNCIL
ATLANTA, GEORGIA**

**AN ORDINANCE
BY THE COMMUNITY DEVELOPMENT/
HUMAN RESOURCES COMMITTEE**

**UEZ-03-05
03- 0 -0550**

**AN ORDINANCE TO CREATE THE "CENTENNIAL PARK NORTH HOUSING
ENTERPRISE ZONE", TO BE LOCATED AT 536 CENTENNIAL OLYMPIC PARK
DRIVE, N.W. (f.k.a. TECHWOOD DRIVE, N.W.), AND FOR OTHER PURPOSES.**

NPU "M"

COUNCIL DISTRICT 2

WHEREAS an amendment to the Constitution of the State of Georgia was adopted by referendum in November 1982 giving the Council of the City of Atlanta power to create urban enterprise zones in the City of Atlanta; and

WHEREAS enabling legislation known as the Atlanta/Fulton County Urban Enterprise Zone Act was enacted by the Georgia General Assembly and signed by the Governor in March 1983 and subsequently amended; and

WHEREAS the Atlanta/Fulton County Urban Enterprise Zone Act gives the Council of the City of Atlanta the authority to designate areas within the City as urban enterprise zones for housing purposes if certain conditions are met; and

WHEREAS the designation of a housing enterprise zone exempts the taxable value of property within the zone only from ad valorem taxes for City purposes, but the Board of Commissioners of Fulton County, by appropriate resolution, may exempt from ad valorem taxation for County purposes the taxable value of the same property that is exempted by the City; and

WHEREAS certain types of property may be exempted, conditions must be met by owners of private property to qualify for an exemption, period, and rate of exemptions, and elections may be made by the Atlanta City Council among various types of exemptions which are specified by State law; and

WHEREAS State law provides that an exemption from ad valorem taxation for City purposes also includes, but is not limited to, school and educational purposes; and

WHEREAS the City of Atlanta Development Impact Fee Ordinance provides that, under certain conditions, the City may exempt development in urban enterprise zones from the requirement to pay development impact fees; and

WHEREAS it is the expressed intent of the Atlanta City Council to use urban enterprise zone legislation as an incentive to generate private investment in areas of the City which otherwise might not attract such investments for commercial construction and job creation purposes; and

WHEREAS the conditions and qualifications of the Atlanta/Fulton County Urban Enterprise Zone Act, as amended, have been met relative to the creation of the proposed "Centennial Park North Housing Enterprise Zone";

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA,
HEREBY ORDAINS AS FOLLOWS:**

Section 1: It is found by the Council of the City of Atlanta that the area in and around the property that would be designated as the "Centennial Park North Housing Enterprise Zone" is economically and socially depressed. It is further found that areas such as this contribute to or cause unemployment, create an inordinate demand for public services and, in general, have a deleterious effect on the public health, safety, welfare, and morals. It is further found that these areas, as is the case with the property that would be designated as the "Centennial Park North Enterprise Zone", are characterized by having no investment or under-investment by private enterprise in ventures which produce jobs, trade, provision of services, and economic activities which individually and together contribute to a healthy society. This lack of private investment and activity contributes to social and economic depression in such areas. Therefore, it is in the public interest that incentives be provided to private enterprise to invest in such areas, and that such private enterprise place priority upon the employment of those residents in those economically- and socially-depressed areas designated herein as urban enterprise zones.

Section 2: The "Centennial Park North Enterprise Zone" is hereby created for the subject property at 536 Centennial Olympic Park Drive, N.W. (f.k.a. Techwood Drive, N.W.), which represents property parcel code number (PCN) 14-0079-0002-009-6. The effective date of all exemptions established therein shall be January 1, 2004. The "Centennial Park North Enterprise Zone" shall be abolished on December 31, 2013. The "Centennial Park North Housing Enterprise Zone" shall otherwise not be abolished except as provided in State law. A legal description and map of the "Centennial Park North Housing Enterprise Zone" are attached hereto as Exhibit "A", are made a part hereof, and shall be on file in the Bureau of Planning and the Office of the Municipal Clerk.

Section 3. The "Centennial Park North Housing Enterprise Zone" shall be developed as a residential development project, which shall consist of 45 new for-sale townhomes comprising approximately 19,229 total square feet of building space. The project shall be constructed in two development phases.

Section 4. The development of the "Centennial Park North Housing Enterprise Zone" shall meet or exceed the "housing affordability requirements" for urban enterprise zone designation, which are defined as follows, per City Code Section 146-52(2)b1: Twenty percent (20%) of the total units to be provided, and ten percent (10%) of the units in each housing type and bedroom composition, shall be within the ability to pay of those households whose annual income does not exceed sixty percent (60%) of the median family income for the Atlanta metropolitan statistical area as most recently published by the United States Department of Housing and Urban Development (HUD), and as adjusted for household size in accordance with HUD procedures. The "Centennial Park North Housing Enterprise Zone" shall consist of the following breakdown of affordable housing units: 9 of the proposed 45 total units (20%), which shall be comprised of 7 two-bedroom units (78%) and 2 three-bedroom units (22%).

Section 5: The Municipal Clerk is hereby directed to transmit a copy of this Ordinance as well as the legal description of the "Centennial Park North Housing Enterprise Zone" to the Tax Commissioner of Fulton County, to the Commissioner of the Department of Community Affairs of the State of Georgia, and to the Superintendent of the Atlanta Board of Education immediately upon the approval by the Mayor of the City of Atlanta.

Section 6: That all ordinances and parts of ordinances that are in conflict herewith are hereby repealed.

A true copy,
Rhonda Daughlin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

MAY 19, 2003
MAY 27, 2003

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 79, OF THE 14TH DISTRICT OF FULTON COUNTY (CITY OF ATLANTA), STATE OF GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF CENTENNIAL OLYMPIC PARK DRIVE (TOTAL RIGHT-OF-WAY WIDTH VARIES; 35 FEET WEST OF CENTERLINE AT THIS POINT), AND THE NORTHERLY RIGHT-OF-WAY OF RELOCATED MERRITTS AVENUE (50 FOOT TOTAL RIGHT-OF-WAY WIDTH);

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF RELOCATED MERRITTS AVENUE, NORTH 89 DEGREES 49 MINUTES 38 SECONDS EAST, 127.14 FEET TO A POINT;

THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY OF RELOCATED MERRITTS AVENUE, ON AN ARC OF A CURVE TO THE LEFT 90.08 FEET (SAID ARC HAVING A RADIUS OF 145.00 FEET AND A CHORD OF SOUTH 72 DEGREES 22 MINUTES 31 SECONDS WEST, 88.64 FEET) TO A POINT;

THENCE CONTINUING ALONG SAID RELOCATED MERRITTS AVENUE RIGHT OF WAY LINE, SOUTH 54 DEGREES 34 MINUTES 40 SECONDS WEST, 50.40 FEET TO A POINT;

THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY OF RELOCATED MERRITTS AVENUE, ON AN ARC OF A CURVE TO THE RIGHT 23.51 FEET (SAID ARC HAVING A RADIUS OF 125.00 FEET AND A CHORD OF SOUTH 59 DEGREES 57 MINUTES 54 SECONDS WEST, 23.47 FEET) TO A POINT;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY OF RELOCATED MERRITTS AVENUE, NORTH 00 DEGREES 10 MINUTES 38 SECONDS EAST, 112.28 FEET TO A ½" REBAR AND SURVEYOR'S CAP SET;

THENCE SOUTH 89 DEGREES 56 MINUTES 53 SECONDS WEST, 57.81 FEET TO A ½" REBAR AND SURVEYOR'S CAP SET;

THENCE NORTH 00 DEGREES 04 MINUTES 04 SECONDS WEST, 16.22 FEET TO A ½" REBAR AND SURVEYOR'S CAP SET;

THENCE SOUTH 89 DEGREES 56 MINUTES 40 SECONDS WEST, 63.55 FEET TO A ½" REBAR AND SURVEYOR'S CAP SET;

THENCE SOUTH 00 DEGREES 03 MINUTES 20 SECONDS EAST, 16.16 FEET TO A ½" REBAR AND SURVEYOR'S CAP SET;

THENCE SOUTH 89 DEGREES 51 MINUTES 32 SECONDS WEST, 54.70 FEET TO A ½" REBAR AND SURVEYOR'S CAP SET;

THENCE NORTH 00 DEGREES 03 MINUTES 20 SECONDS WEST, 23.24 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 51 MINUTES 32 SECONDS WEST, 15.12 FEET TO A ½" REBAR AND SURVEYOR'S CAP SET;

THENCE NORTH 71 DEGREES 39 MINUTES 04 SECONDS WEST, 28.76 FEET TO A ½" REBAR AND SURVEYOR'S CAP SET;

THENCE SOUTH 89 DEGREES 51 MINUTES 32 SECONDS WEST, 32.57 FEET TO A ½" REBAR AND SURVEYOR'S CAP SET;

THENCE SOUTH 00 DEGREES 08 MINUTES 28 SECONDS EAST, 53.36 FEET TO A ½" REBAR AND SURVEYOR'S CAP SET;

THENCE SOUTH 18 DEGREES 09 MINUTES 35 SECONDS WEST, 48.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF RELOCATED MERRITTS AVENUE;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF RELOCATED MERRITTS AVENUE, ON AN ARC OF A CURVE TO THE LEFT 56.51 FEET (SAID ARC HAVING A RADIUS OF 175.00 FEET AND A CHORD OF NORTH 81 DEGREES 05 MINUTES 26 SECONDS WEST, 56.26 FEET) TO A POINT;

THENCE CONTINUING ALONG SAID RELOCATED MERRITTS AVENUE RIGHT OF WAY LINE, SOUTH 89 DEGREES 39 MINUTES 32 SECONDS WEST, 253.34 FEET TO A POINT;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY OF RELOCATED MERRITTS AVENUE, NORTH 00 DEGREES 24 MINUTES 09 SECONDS WEST, 88.41 FEET TO A NAIL FOUND;

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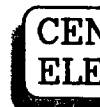
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THENCE SOUTH 89 DEGREES 35 MINUTES 27 SECONDS WEST, 184.60 FEET TO A ½" REBAR AND SURVEYOR'S CAP SET;

THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST, 50.23 FEET TO A ½" REBAR AND SURVEYOR'S CAP SET;

THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS EAST, 522.25 FEET TO A ½" REBAR AND SURVEYOR'S CAP SET;

THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST, 265.61 FEET TO A POINT;

THENCE NORTH 62 DEGREES 02 MINUTES 29 SECONDS EAST, 37.23 FEET TO A POINT;

THENCE SOUTH 27 DEGREES 57 MINUTES 31 SECONDS EAST, 22.63 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 55 MINUTES 02 SECONDS EAST, 176.80 FEET TO A POINT;

THENCE NORTH 72 DEGREES 53 MINUTES 13 SECONDS EAST, 31.94 FEET TO A POINT;

THENCE SOUTH 67 DEGREES 39 MINUTES 25 SECONDS EAST, 131.40 FEET TO POINT;

THENCE AN ARC OF A CURVE TO THE LEFT 38.07 FEET (SAID ARC HAVING A RADIUS OF 98.00 FEET AND A CHORD OF SOUTH 78 DEGREES 47 MINUTES 13 SECONDS EAST, 37.84 FEET) TO A POINT;

THENCE SOUTH 89 DEGREES 55 MINUTES 02 SECONDS EAST, 50.11 FEET TO A POINT;

THENCE NORTH 57 DEGREES 41 MINUTES 23 SECONDS EAST, 27.07 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 55 MINUTES 02 SECONDS EAST, 23.18 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF CENTENNIAL OLYMPIC PARK DRIVE (TOTAL RIGHT-OF-WAY WIDTH VARIES; 35 FEET WEST OF CENTERLINE AT THIS POINT);

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF CENTENNIAL OLYMPIC PARK DRIVE, SOUTH 00 DEGREES 04 MINUTES 58 SECONDS WEST, 285.29 FEET TO A POINT;

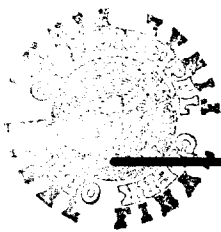
THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY OF CENTENNIAL OLYMPIC PARKWAY AN ARC OF A CURVE TO THE LEFT 65.08 FEET (SAID ARC HAVING A RADIUS OF 410.00 FEET AND A CHORD OF SOUTH 04 DEGREES 27 MINUTES 52 SECONDS EAST, 65.01 FEET) TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 5.3028 ACRES (230,989 SQUARE FEET) OF LAND.

EAST PROPERTY LINE
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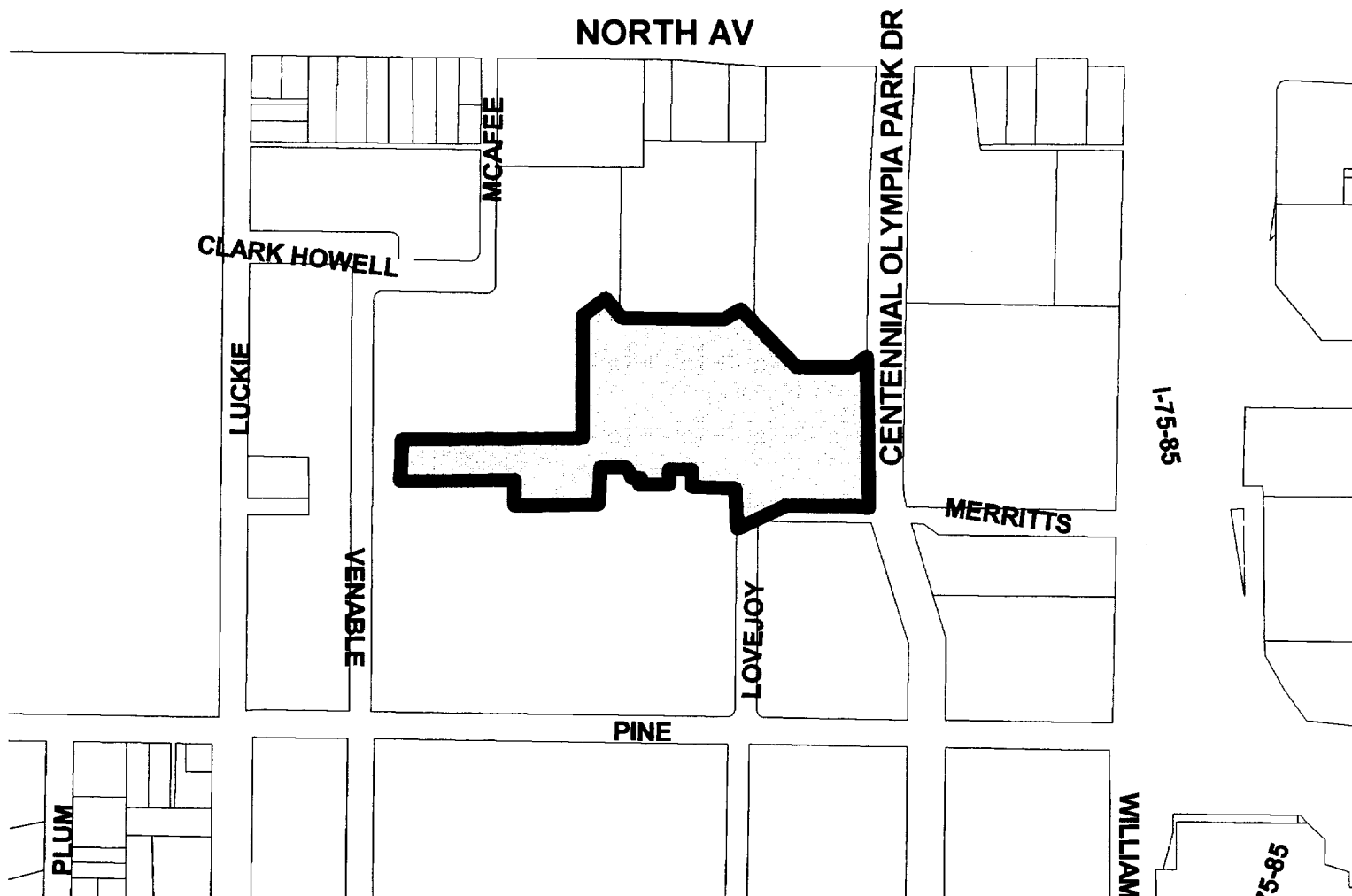
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CENTENNIAL PARK NORTH HOUSING ENTERPRISE ZONE

536 CENTENNIAL OLYMPIC PARK DR., NW
(F.K.A. TECHWOOD DR.,NW.) DIST. 14
LAND LOT79. COUNCIL DIST. 2, NPU- M



UEZ- 03 - 05



— Npu-m-streets.shp
□ Npu-m-parcels.shp

PROJECT CHECKLIST FOR UEZ-03-05:

Proposed "Centennial Park North Housing Enterprise Zone"

To be Located at 536 Centennial Olympic Park Drive, N.W. (f.k.a. Techwood Drive, NW)

CRITERION	REQUIRED	PROPOSED	COMPLIANCE
1. Eligibility Criteria:	<u>Must meet 3 of the 4 Criteria:</u>		
a. Evidence of Pervasive Poverty	a. Poverty rate of $\geq 20\%$ for the Census Block Group.	a. Poverty rate of 43.6% for Census Block Group 1 of Census Tract 21, which is more than the required minimum of 20%.	√
b. Unemployment	b. Unemployment: (1) Census Tract having at least 10% higher than the State Average; OR (2) Significant Job Loss, to be documented by the applicant.	b. Unemployment: (1) Census Block Group 1 of Census Tract 21 has an unemployment rate of 16.8%, which is more than 10% higher than the State Average of 4%. (2)	√
c. General Distress	c. General Distress: (1) Police Beat crime rate of $\geq 20\%$ compared to the Police Zone; OR (2) Vacant and/or Dilapidated Structures, or Deteriorated Infrastructure, based on documented proof of existing abandoned and/or dilapidated structures within one block of the project area, or deteriorated infrastructure.	c. General Distress: (1) (2) Property contains deteriorated infrastructure (the Orme Street Sewer Line), which the City plans to remove, per Department of Watershed Management requirements.	√
d. Underdevelopment	d. Underdevelopment: The NPU has $\leq 20\%$ of the amount of Development Activity compared to the City as a whole for the proposed type of development.	d. Underdevelopment: NPU "M" does not have $\leq 20\%$ of development activity within the City for residential development.	No.

CRITERION	REQUIRED	PROPOSED	COMPLIANCE
2. Acreage	None.	Contains 5.3 acres of land.	√
3. CDP Consistency	CDP Land Use Classification: Designated as "High-Density Commercial." Allowed F.A.R.: 3.001+.	Proposed FAR: 0.350.	√
4. Zoning Compliance	Zoned "RG-3" (Residential-General—Sector 3).	Proposed uses are allowed within "RG-3."	√
5. Project Specificity	Project-Specific Zone or Areawide Zone.	Project-Specific.	√
6. Project Readiness	≥ 30% of housing units to be initiated in Year 1 of the UEZ.	At least 14 units/30% of total.	√
7. Non-Displacement	Minimum Displacement	The property was previously occupied by Techwood Homes, which relocated the tenants in compliance with the Uniform Relocation Act (URA) and all applicable regulations of the Urban Residential Finance Authority.	√
8. Affordability	Twenty percent (20%) of the total units to be provided, and ten percent (10%) of the units in each housing type and bedroom composition, shall be within the ability to pay of those households whose annual income does not exceed sixty percent (60%) of the median family income for the Atlanta metropolitan statistical area as most recently published by the United States Department of Housing and Urban Development (HUD), and as adjusted for household size in accordance with HUD procedures.	Project would include the following breakdown of affordable housing units, which meets the requirements for urban enterprise zone designation: 9 of the proposed 45 total units (20%), which shall be comprised of 7 two-bedroom units (78%) and 2 three-bedroom units (22%).	√
9. Provision for Atlanta Police officers and their families (Housing and Mixed-Use Residential/ Commercial Enterprise Zones)	5% of available units to be offered to Atlanta Police officers and their families at purchase prices or monthly rents which do not exceed the low-income level of affordability.	Applicant certifies compliance.	√
10. Job Creation	First Source Jobs Policy	Would not create any fulltime, permanent new jobs.	√

CRITERION	REQUIRED	PROPOSED	COMPLIANCE
1. Financial Feasibility	<u>Chief Financial Officer's Statement of Fiscal Impact:</u> a. Negative cash flow; OR b. Debt coverage ratio <1.20; OR c. A variable-ratio debt coverage ratio that is equivalent to said fixed-rate ratio, based upon reasonable assumptions as certified.	To be determined by the Bureau of Financial Analysis.	To be determined.



SHIRLEY FRANKLIN
MAYOR



CITY OF ATLANTA

55 TRINITY AVENUE, SW, SUITE 3350
ATLANTA, GEORGIA 30335-0308
(404) 330-6145 - FAX (404) 658-7491
Internet Home Page:
www.ci.atlanta.ga.us

DEPARTMENT OF
PLANNING AND
COMMUNITY DEVELOPMENT

CHARLES C. GRAVES, III
COMMISSIONER

BEVERLEY DOCKERAY-OJO
INTERIM DIRECTOR
BUREAU OF PLANNING

February 21, 2003

Ms. Valerie Edwards
The Integral Partnership of Atlanta
60 Piedmont Avenue, First Floor
Atlanta, Georgia 30303

Dear Ms. Edwards:

This letter serves as notification of several matters pertaining to the urban enterprise zone application that you recently submitted to us as part of Cycle I, 2003.

Receipt of the UEZ Application. We received your Urban Enterprise Zone (UEZ) application for property that is located at 536 Centennial Olympic Park Drive, NW (f.k.a. 536 Techwood Drive, NW). You have proposed the creation of the "Centennial Park North Housing Enterprise Zone" for the subject property. Your application was assigned the case number of UEZ-03-05. We are reviewing it for completeness and accuracy, and will be contacting you soon by telephone concerning any additional information or clarification that we need.

Completion of the UEZ Eligibility Analysis. Meanwhile, we have completed the UEZ eligibility analysis for the subject property, as attached. We are pleased to inform you that we have determined that the subject property IS ELIGIBLE for urban enterprise zone designation.

Required NPU Meeting. As part of the UEZ designation process, you are required to attend a Neighborhood Planning Unit (NPU) meeting. Your property is located in NPU "M", which holds meetings at the Martin Luther King, Jr. Visitor's Center at 450 Auburn Avenue, NE. We are scheduling your UEZ case for the NPU "M" meeting to be held on Monday, March 24, 2003, beginning at 6:30 p.m. Please attend this meeting (or send a designee) and make a presentation of your application. The NPU "M" members will vote on your application, with such vote serving as a recommendation to City Council. Please note that it is possible that NPU "M" members may request that you also attend one or more neighborhood association meetings before or after the NPU "M" meeting. Please contact the NPU "M" Chairperson, David Patton, immediately at (404) 522-2596 (home) concerning this.

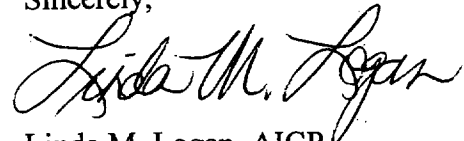
Required Public Hearing & Optional Committee Meeting. The second required meeting is the public hearing to be conducted by the City's Community Development/Human Resources (CD/HR) Committee on Monday, May 12, 2003. The public hearing will be held in the City Hall Council Chambers on the Second Floor of City Hall (at 55 Trinity Avenue), beginning at 6:00 p.m. Please be prepared make a presentation about your UEZ application and to answer any questions at the public hearing. We encourage you to also attend the CD/HR Committee meeting to be held the following day, on Tuesday, May 13, 2003, where the CD/HR Committee will vote on your application and make a recommendation to the full City Council. That meeting will be held in Committee Room #2 on the Second Floor of City Hall (55 Trinity Avenue), beginning at 1:00 p.m.

Creation of the Urban Enterprise Zone. Provided that no deferrals have occurred, the full City Council will then vote on your case at its regular meeting on May 19, 2003. If the City Council votes to approve your case, the Mayor then is allowed up to eight days in which to sign the ordinance for the creation of your proposed urban enterprise zone. Thereafter, the ordinance becomes law, with or without the Mayor's signature. The new urban enterprise zone would exist for ten years. You are cautioned that no building construction or renovation activity may begin before the ordinance to create your proposed urban enterprise zone has been adopted. However, pre-construction activities, such as demolition, clearance, and infrastructure installation, are allowed.

UEZ Tax Abatements. Your urban enterprise zone tax abatement would begin on January 1, 2004, such that 2004 is the first year in which the property can receive tax abatements on new or renovated improvements. The condition for the receipt of this tax abatement, you may recall, is that the construction or renovation of at least 30 percent of all proposed housing units on the property must be underway by December 31, 2004. Tax abatements are made on the new improvements or new renovations only, at 100 percent for the first five years. Thereafter, the tax abatements are 80 percent for Years 6 & 7, 60 percent for Year 8, 40 percent for Year 9, and 20 percent for Year 10. Some restrictions apply.

Thank you for participating in the Urban Enterprise Zone Program. If you have questions regarding any of these matters, please contact me at (404) 330-6637. For further information concerning the NPU meeting, you may contact the NPU Coordinator, Valerie Bell-Smith, at (404) 330-6899.

Sincerely,



Linda M. Logan, AICP
Principal Planner
Bureau of Planning

/lml/Attachment

xc: Charles Graves, Commissioner
Beverley Dockeray-Ojo, Interim Director
Sara Wade Hicks, Assistant Director



CITY OF ATLANTA

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INTERIM DIRECTOR
BUREAU OF PLANNING

February 21, 2003

Ms. Valerie Edwards
The Integral Partnership of Atlanta
60 Piedmont Avenue, First Floor
Atlanta, Georgia 30303

Dear Ms. Edwards:

Presented below is the Urban Enterprise Zone (UEZ) Eligibility Analysis for your UEZ application. This analysis is based on demographic data for 2002. Please contact me at (404) 330-6637 regarding any questions that you might have.

Linda M. Logan, AICP, Principal Planner

PROPERTY IDENTIFICATION DATA

Address: 536 Centennial Olympic Park Drive, NW (f.k.a. 536 Techwood Drive, NW) Census Tract: 21			
PCN: 14-0079-0002-009-6	District/Land Lot: 14/79	NPU: "M"	Council District: 2
Case Number: UEZ-03-05 Proposed UEZ Name: "Centennial Park North Housing Enterprise Zone"			

U.E.Z. ELIGIBILITY ANALYSIS

REQUIRED CRITERION	UNIT(S) OF MEASURE*	U.E.Z. FINDING(S) AND CONCLUSIONS**
1. Evidence of Pervasive Poverty: $\geq 20\%$.	Census Tract: 21. Census Block Group: 1.	Poverty Rate is 43.6%, thus is $> 20\%$. Meets this criterion.
2. Unemployment: a. At least 10% higher than the State Average; OR b. Significant Job Loss.	a. Percentage for the Census Tract: 16.8%. b. Documentation from the applicant.	a. Unemployment Rate is at least 10% higher than the State Average. b. Significant Job Loss is undetermined. Meets this criterion.
3. General Distress: a. High Crime (Police Beat crime rate of $\geq 20\%$ compared to the Police Zone); OR b. Existing abandoned and/or dilapidated structures within one block of the project area, or deteriorated infrastructure.	a. Police Beat/Zone: 505/5. Crime Rate: -83%. OR b. Documentation (such as photographs) from the applicant.	a. Police Beat/Zone does not meet the high crime requirement. b. Property contains deteriorated infrastructure (the Orme Street Sewer Line), which the City plans to remove, per Department of Watershed Management requirements. Meets this criterion.
4. Underdevelopment: $\leq 20\%$ of Development Activity Within the City.	NPU: "M" Percentage Within the NPU: 22% Res./14%Non-Residential	The NPU does not have $\leq 20\%$ of dev. activity within the City for res. uses. Does not meet this criterion.
RESULT OF THE ANALYSIS: THE PROPERTY IS X IS NOT COULD BE ELIGIBLE.		

*Source of utilized eligibility data: 2002 Database.

**To be eligible for enterprise zone designation, a property shall be located within an area that meets three of the four listed criteria: poverty, unemployment, general distress, and underdevelopment.

RCS# 4727
5/19/03
4:58 PM

Atlanta City Council

Regular Session

03-O-0550

UEZ-03-05; Create Centennial Park
Housing Enterprise Zone
ADOPT

YEAS: 9
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 6
EXCUSED: 0
ABSENT 1

Y Smith	Y Archibong	Y Moore	NV Mitchell
Y Starnes	Y Fauver	Y Martin	Y Norwood
NV Young	NV Shook	Y Maddox	Y Willis
B Winslow	NV Muller	NV Boazman	NV Woolard

03-O-0550

03-0-0550

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AN ORDINANCE
 BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE
 UEZ-03-05
 April 1, 2003

AN ORDINANCE TO CREATE THE "CENTENNIAL PARK NORTH HOUSING ENTERPRISE ZONE", TO BE LOCATED AT 536 CENTENNIAL OLYMPIC PARK DRIVE, N.W. (f.k.a. TECHWOOD DRIVE, N.W.), AND FOR OTHER PURPOSES.

NPU "M" COUNCIL DISTRICT 2

ADOPTED BY

MAY 19 2003

COUNCIL

- ☒ CONSENT REFER
☐ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER

Date Referred 4/21/03
 Referred To: Community Development / Human Resources

First Reading

Committee

Date

Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

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Fav, Adv, Held (see rev. side)

Other

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Actions

Fav, Adv, Held (see rev. side)

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